



ATC Associates Inc.
1117 Lone Palm Avenue, Suite B
Modesto, California 95351
209-579-2221
fax: 209-579-2225

January 25, 2006

54.25847.Q101

FILE

Mr. Martin Musonge
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Subject: File Review of Contra Costa County Department of Environmental Health
Records, Former Cheaper Store #101, 254 Bailey Road, Bay Point, California, File
Number 07-0736

Dear Mr. Musonge:

This letter presents the results of a file review of the Contra Costa County Department of Environmental Health (CCCDEH) records, conducted by ATC Associates Inc. (ATC) for the Former Cheaper Store #101 located at 254 Bailey Road, Bay Point, California (Figures 1 and 2). The file review was performed to assist in bringing the site to regulatory closure. The information on file at the CCCDEH contained tank permits, tank test results, soil and groundwater reports pertaining to soil borings and groundwater monitoring activities conducted at the site.

The following text summarizes historical environmental investigation activities conducted at the site and includes recent hydrogeologic information. Included as an attachment, is a completed site closure summary form. The information contained in the site closure summary form is derived from technical reports prepared for the site and from information obtained during ATC's review of the CCDEH file for this site.

FILE REVIEW

The records at the CCCDEH contained records stating that underground storage tanks (USTs) were installed in September of 1982. There are four 12,000-gallon capacity USTs used to contain regular grade gasoline, mid grade gasoline, premium grade gasoline, and diesel fuel.

In January 1995, an inventory loss of up to 3,000 gallons of diesel fuel was noted after routine inventory "sticking" of the former diesel UST on site. It was thought that the tank stick penetrated through the tank bottom, releasing the diesel fuel to the subsurface.

Parker Environmental Services was hired to perform a subsurface investigation and advanced four soil borings in January 1995. EW1 was advanced to 65 feet below ground surface (bgs) just



north of the tank pit and diesel UST, and subsequently backfilled. EW2 and EW3 were advanced to 19 feet bgs within the backfill material of the tank pit directly north of the former diesel UST and west of the former diesel UST, respectively. EW2 and EW3 were completed as 4-inch poly vinyl chloride (PVC) vapor check wells, with protective manhole covers. EW4 was advanced to 19 feet bgs within the backfill material at the northeast corner of the tank pit approximately 30 feet east of EW2, and was subsequently backfilled. None of the four borings contained detectable concentrations of petroleum hydrocarbons.

The UST tank system was reportedly upgraded, removed, and replaced in 1995. In May 1998, the concrete pad, pump island, and pumps were removed and nine soil samples were collected from the excavation at depths up to eight feet bgs. Petroleum hydrocarbons and fuel oxygenates were detected including: methyl-tertiary-butyl ether (MTBE) at a concentration of 0.098 milligrams per kilogram (mg/kg), total petroleum hydrocarbons as gasoline (TPHg) at a concentration of 10 mg/kg, and total petroleum hydrocarbons as diesel (TPHd) at a concentration of 1,600 mg/kg.

In January 2001, four soil borings, B1 through B4, were advanced to 95 feet bgs. Soil and groundwater samples were collected from each boring and analyzed. Petroleum hydrocarbons were not detected in any of the soil samples above laboratory reported detection limits. Groundwater, which was collected at a depth of approximately 87 feet bgs contained TPHd at a concentration of 1,300 micrograms per liter ($\mu\text{g/L}$), toluene at a concentration of 2.2 $\mu\text{g/L}$, ethyl benzene at a concentration of 0.71 $\mu\text{g/L}$, xylenes at a concentration of 3.6 $\mu\text{g/L}$, and MTBE at a concentration of 2.1 $\mu\text{g/L}$. The four soil borings were subsequently backfilled with cement grout.

On May 17, 18, and 19, 2004, an ATC geologist supervised the installation of MW1, MW2, and MW3 to approximately 96 feet bgs. Soil samples collected from MW3 contained detectable concentrations of petroleum hydrocarbons. Results of the subsurface investigation are detailed in ATC's *Subsurface Investigation at Former Cheaper #101 Facility, Tower Mart, 254 Bailey Road, Bay Point, California, File No. 07-0736*, dated November 9, 2004. On a quarterly basis, ATC has monitored groundwater at the site since 2004.

GROUNDWATER FLOW DIRECTION

Depth to water (DTW) at the site has varied from approximately 85 to 91 feet bgs and ranged from 89.19 to 90.31 feet below the tops of the well casing elevations on December 13, 2005. Shallow groundwater in the uppermost aquifer beneath the site flows to the northeast. The average hydraulic gradient on December 13, 2005, was calculated to be 0.014 ft/ft or approximately 74 ft/mile which is generally consistent with previous accounts.



ATC Associates Inc.
1117 Lone Palm Avenue, Suite B
Modesto, California 95351
209-579-2221
fax: 209-579-2225

Please contact our office at (209) 579-2221 if you have any questions or comments.

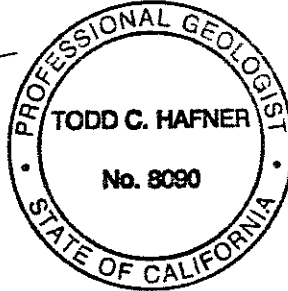
Respectfully submitted,
ATC Associates Inc.

A handwritten signature in cursive script that reads 'Stephanie Davi'.

Stephanie Davi
Staff Geologist

A handwritten signature in cursive script that reads 'Todd Hafner'.

Todd Hafner
CA Professional Geologist #8090



Attachments

cc: Mr. John Johnson, The Customer Company
Mr. Mark Vasey, Tower Energy Group
Paul Andrews, Contra Costa County Health Services Department

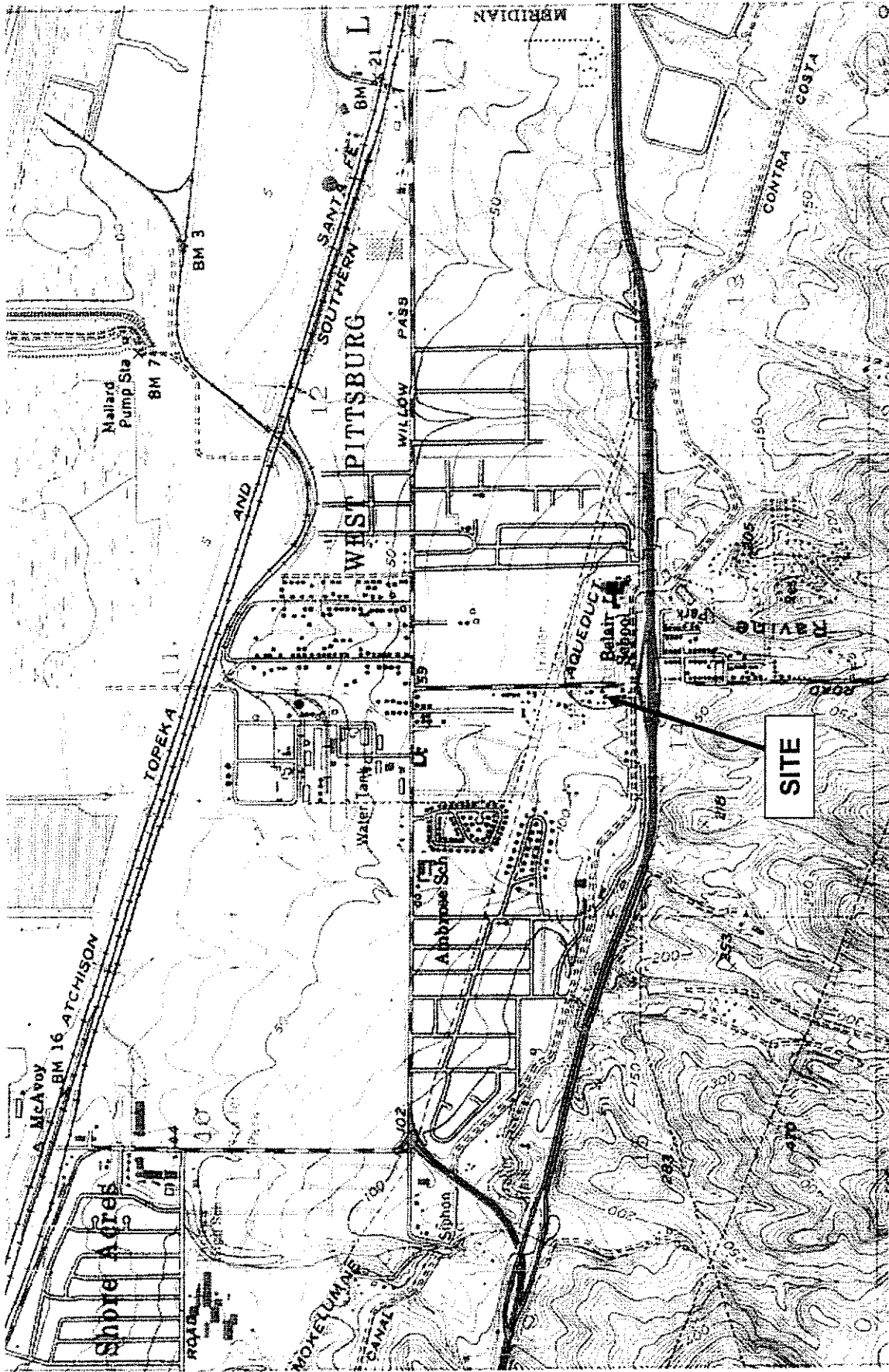


FIGURE 1
VICINITY MAP
 FORMER CHEAPER #101
 TOWER MART
 254 BAILEY ROAD
 BAY POINT, CALIFORNIA 98765

1117 Lone Palm Ave, Suite B
 Modesto, CA 95351
 (209) 579-2221



PROJECT NO: 54.25847.0101

DESIGNED BY: NC

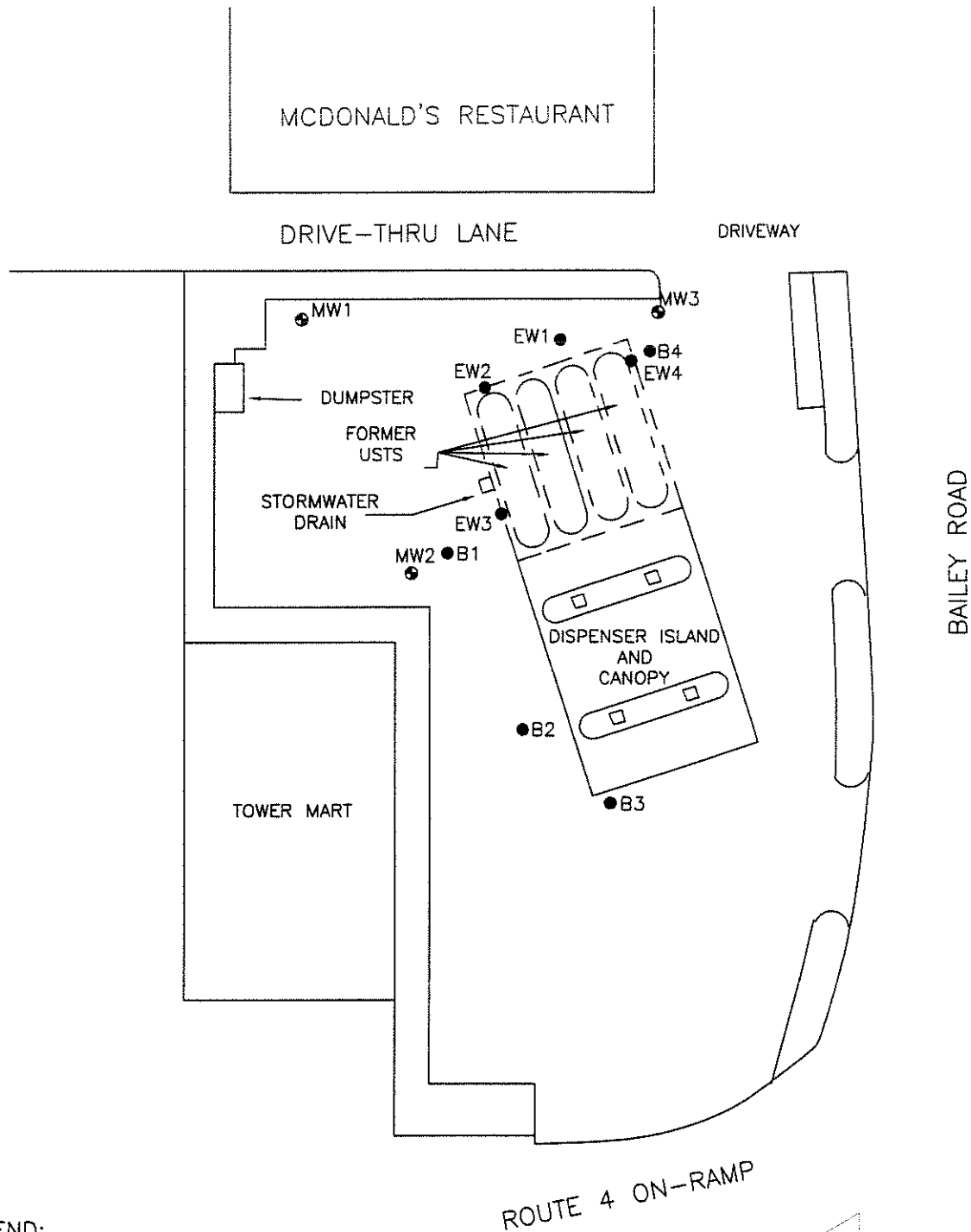
DRAWN BY: NC

SCALE: 1" = 2,000'

DATE: 04/05

REVIEWED BY: JH

FILE: SITE PLAN



LEGEND:

- ⊕ MONITORING WELL LOCATION
- SOIL BORING LOCATION

APPROXIMATE SCALE IN FEET



FORMER CHEAPER #101
254 BAILEY ROAD
BAY POINT, CALIFORNIA

SITE PLAN

PROJECT #: 54.25847.0101

JUNE 2004

FIGURE:

2

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: 1-24-06

Agency Name: SF Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2396
Responsible Staff Person: Martin Musonge	Title: Water Resources Control Engineer

II. SITE INFORMATION

Site Facility Name: FORMER CHEAPER STORE #101				
Site Facility Address: 254 BAILEY ROAD, BAY POINT, CA				
RB Case Nos.: 07-0736		Local or LOP Case No.: 770102		Priority: Low
URF Filing Date: UNKNOWN		SWEEPS No.: UNKNOWN		
Responsible Parties (include addresses and phone numbers)				
JOHN JOHNSON, THE CUSTOMER COMPANY, PO BOX 2400, BENICIA, CA 94510				
Tank No.	Size in Gallons	Contents	Closed In-Place/Removed?	Date
1	12,000	gasoline	no	-
2	12,000	gasoline	no	-
3	12,000	gasoline	no	-
4	12,000	diesel	no	-

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: stick through bottom of fiberglass tank		
Site characterization complete? yes	Date Approved by Oversight Agency: ?	
Monitoring wells installed? yes	Number: 3	Proper screened interval? yes
Highest GW Depth Below Ground Surface: 85 ft	Lowest Depth: 91 ft	Flow Direction: North- NE
Most Sensitive Current Use: domestic / irrigation		
Most Sensitive Potential Use and Probability of Use: Drinking water potential low probability		
Are drinking water wells affected? NO	Aquifer Name: Part of San Joaquin / Sacramento	
Is surface water affected? NO	Nearest surface water name: Contra Costa Canal Honker Bay	
Off-Site Beneficial Use Impacts (Addresses/Locations): None		
Report(s) on file? yes	Where is report(s) filed? CCC DHS	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	4	disposed	1995
Piping	unknown	disposed	June 1998
Free Product	None	—	
Soil	20 55 gal drums	disposed	June 2004
Groundwater	Not Specified	treated & disposed	June 2004
Barrels	None	—	

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH-g	ND	ND	ND	ND	Xylene	ND	ND	3.6	ND
TPH-d	ND	ND	1300	ND	MTBE	ND	ND	2.1	ND
Benzene	ND	ND	ND	ND					
Toluene	ND	ND	2.2	ND					
Ethylbenzene	ND	ND	0.71	ND					

Comments (Depth of Remediation, etc.):

water samples taken at 85 to 87 ft bgs.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? yes		
Does corrective action protect public health for current land use? yes		
Site Management Requirements: Provide environmental documents to new owners limiting excavation and using groundwater until fully remediated.		
Monitoring Wells Decommissioned: 0	Number Decommissioned: 0	Number Retained: 3
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

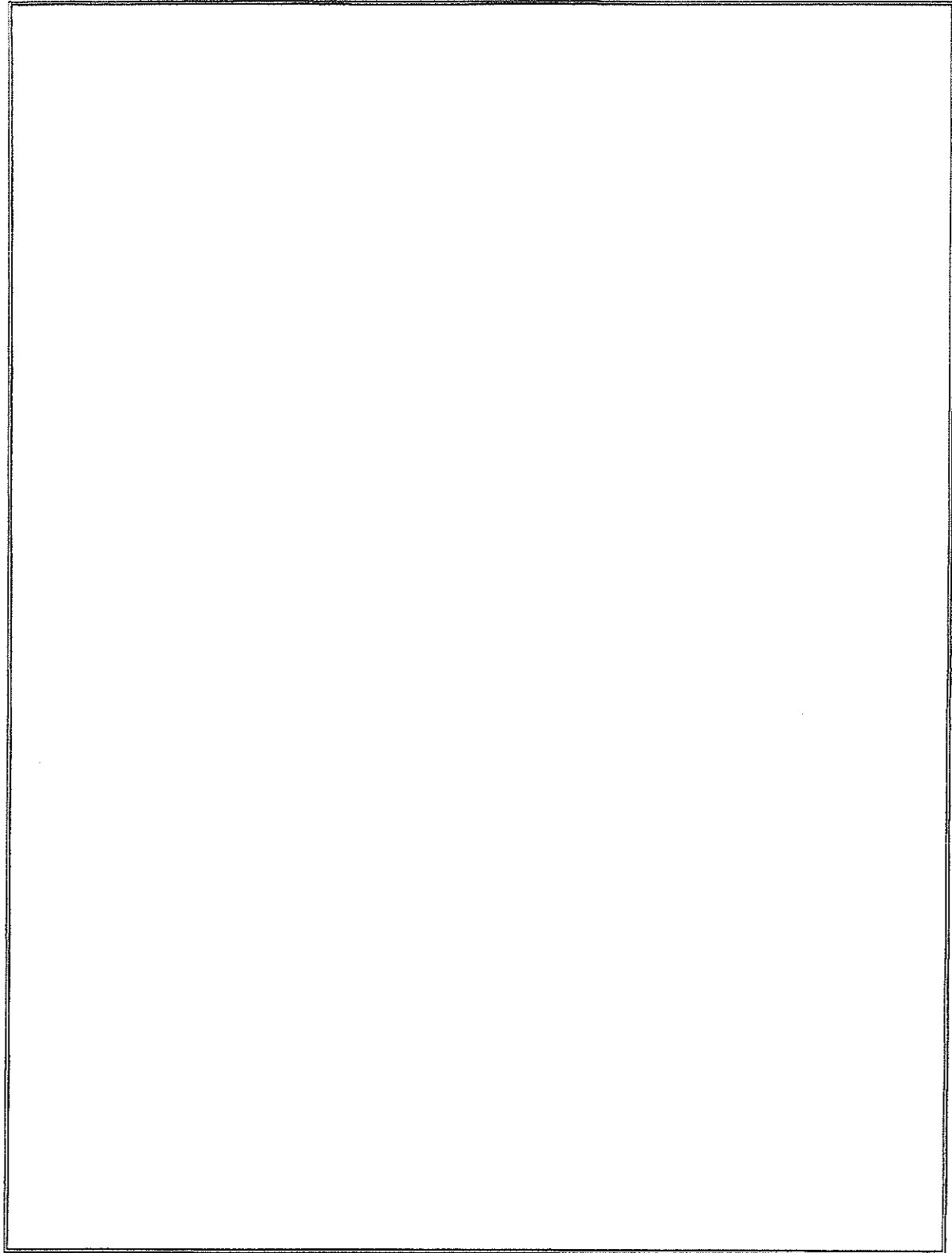
V. TECHNICAL REPORTS, CORRESPONDENCE, ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title: ATC Summary Report of Subsurface Investigation	Date: 11/15/04
Title	Date:
Title	Date:
Title	Date:

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:

- 1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND
- 2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES ETC.)



This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.